

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10729 Joseph E. and Mary E. Keller, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 20, 1971.

EFFECTIVE DATE OF ORDER - June 8, 1971

ORDERED:

That the appeal for permission to change a nonconforming use from restaurant and drug store seating less than 50 persons, basement storage to drug store, 1st floor & basement storage at 3301 - 3303 - 45th Street, N. W., lots 1-3, Square 1604, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two story brick with basement structure. The first floor is used as a restaurant and drugstore under Certificate of Occupancy Number A-27814.
3. The appellant proposes to change the nonconforming use from restaurant and drugstore seating less than 50 persons, basement storage to drugstore, first floor and basement storage.
4. The subject property has been used as a drugstore-restaurant with basement storage since 1929. In 1960 the soda fountain counter was removed and the drugstore operation continued.
5. No opposition was registered at the public hearing to the granting of this appeal.

Appeal No. 10729
PAGE 2
June 8, 1971

OPINION:

We are of the opinion that this proposed use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
MONROE W. GIBBS
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.